

**Newfield's Planning Board Meeting
October 21, 2010**

Attendance: John Hayden, James Daley, Alternate Jeff Feenstra, Bill Meserve and Mark Bouzianis. Absent from the meeting was Mike Price, Mike Todd, Michael Woodworth, and Clay Mitchell.

Chairman Hayden called the meeting to order at 7:00pm.

Kegode/Hackett –Map 203 Lot 3 & 4- Lot Line Adjustment

Anthony Kegode and Elizabeth Hackett presented their plan for a lot line adjustment on lots Map 203 Lot 3 & 4. They own both lots with a house on each. They would like to make lot 3 (the Peaslee lot) a 2-acre parcel with 200 feet of frontage. It is currently 3.4 acres with 335 feet of frontage. Lot 4 would be increased by 1.4 acres and the frontage would be 135 feet. Access to lot 4 is currently a right of way on Tom Hackett's land; there is no frontage. The new frontage would make the lot more conforming and there would be no need for zba approval. The water line runs down the right of way.

The applicants intend to have a survey done but would like permission from the Board to survey just lot 3 because of the expense of doing the entire parcel. The Board agreed but would like the applicants to work with Clay on the survey requirements. John noted that in the past the Board has not required applicants to do a full survey if they are not modifying a significant portion of the land. A formal application will be submitted after the survey has been completed.

Vienneau Subdivision

A motion was made by Jim Daley and seconded by John Hayden to continue the Vienneau hearing until November. All were in favor and the motion carried.

A motion was made by Mark Bouzianis and seconded by Jim Daley to approve the minutes of September 2010. All were in favor and the motion carried.

O'Neil Warehousing

The Board discussed the upcoming Zoning Board of Adjustment hearing scheduled for October 27, 2010 for O'Neil Warehousing. The applicant wishes to put up another building and subdivide his lot. He is seeking a variance from setback requirements and acreage. There were concerns regarding parking, access, lot coverage and the future sale of the property. A member of the Planning Board will try to attend the meeting next week.

The next regularly scheduled meeting is Thursday November 18, 2010 at 7pm.

Upon motion made and seconded the meeting adjourned at 7:44pm.

Respectfully submitted,
Sue McKinnon

